

Near West Side Conservation District Design Guidelines

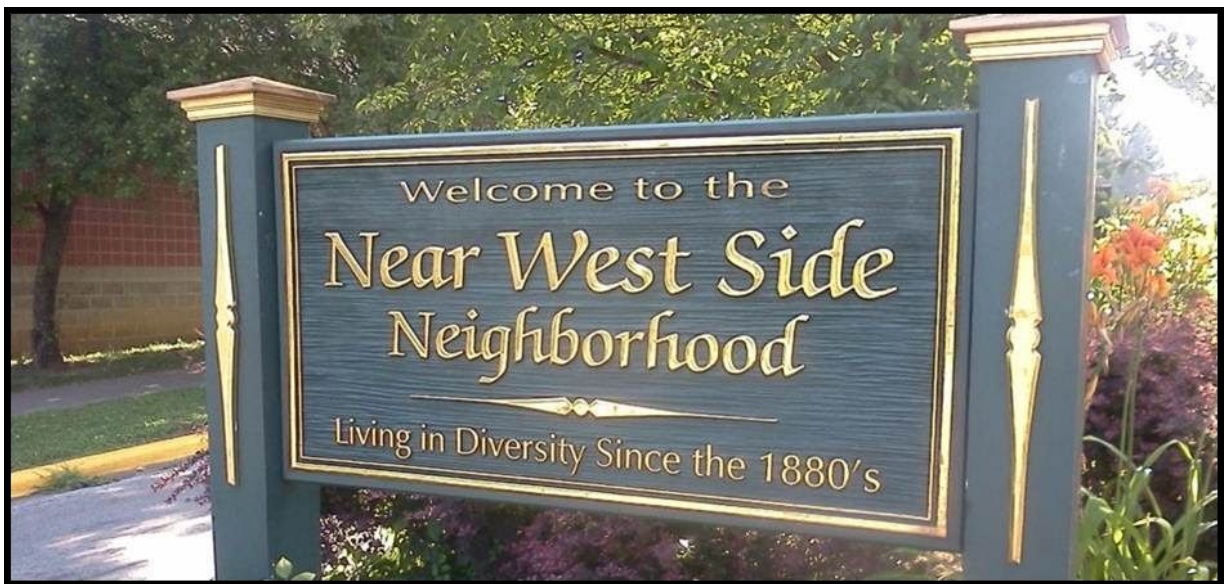


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CREDITS

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FOREWORD

Citizens, developers, workers, and homeowners are interested in living and working in neighborhoods that are distinctive. There is abundant evidence that people are more likely to buy houses in distinctive neighborhoods, more likely to establish new businesses in distinctive neighborhoods, and more likely to work together with their neighbors on community projects in distinctive neighborhoods as well. Distinctiveness is an important amenity, and people are willing to contribute to the economic development of a distinctive city or neighborhood.

One of the things that makes a neighborhood distinctive is its history. The most obvious evidence of a neighborhood's history is the kinds of buildings and structures it contains. The objective of this set of conservation guidelines is to preserve the distinctiveness of the Near West Side neighborhood by conserving the architectural evidence of its history and to maintain its affordability. These guidelines regulate the demolition of properties, delineate design guidelines for new construction, and address the movement of houses into and out of the district. They do not cover modifications to existing houses and other structures unless they are to be moved or demolished.

These design guidelines are intended to assist property owners in making informed decisions about their historic homes and properties. The underlying goal is to preserve the elements of the district that create its unique character but also to acknowledge the advantages of reuse, renovation, and repair.

In creating this book of design guidelines, the Committee consulted guidelines used by other neighborhoods in Bloomington, especially Maple Heights and Greater Prospect Hill, as well as

neighborhoods and communities in other states.

In addition, the Committee drew on recommendations made by architects Marc Cornett and James Rosenbarger in their 2002 study, “The Plan for West Kirkwood,” prepared in collaboration with the City of Bloomington’s Planning Department, in developing guidelines specific to the major traffic arteries (West Kirkwood Avenue and Rogers Street) bordering the Near West Side.

Purpose of the Design Guidelines

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Near West Side Conservation District area and promote harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which compatible design will occur. It should be noted that within an appropriate framework, different design solutions may be appropriate.

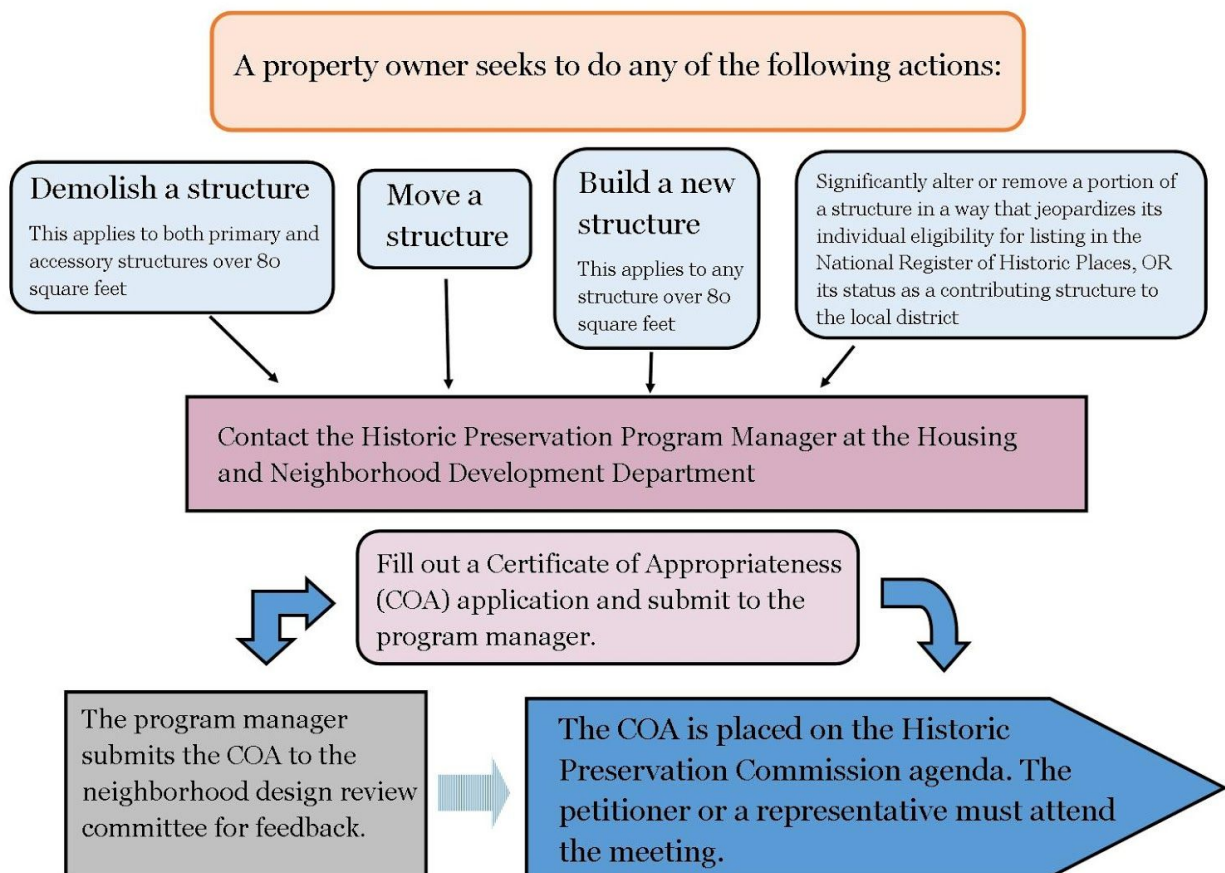
The Near West Side Neighborhood is an historic area unique to Bloomington and represents a specific period in the development of the city. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. New construction should clearly indicate, through its design and construction, the period of its integration within the district. It should also reflect the design trends and concepts of the period in which it is created and the technology, construction methods, and materials available at the time. Imitation of “period” styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

At the same time, newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and architectural details are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.

Explanation of the Design Review Process

A Certificate Of Appropriateness (COA) must be issued by the Commission before a permit is issued for, or work is begun on, any of the following:

1. The demolition of any building.
2. The moving of any building
3. Any new construction of a principal structure, or accessory structure larger than 80 square feet, subject to view from a public way.
4. A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district.



Role of the Neighborhood Design Review Committee

While a COA application must be submitted to staff, the petitioner always has the option to first consult with the neighborhood design review committee. This group can be reached at nwsna.btown@gmail.com. The design review committee will provide feedback based on the district design guidelines and will advise the petitioner on the appropriateness of the project. It is important to note that while this is not a required first step, the design review committee will always be consulted on the appropriateness of a proposed COA. This typically occurs after staff has received the COA application and written a report, but before the Historic Preservation Commission formally discusses the project. Staff will relay any feedback to the Commissioners during discussion of the item at the meeting, although design review committee members sometimes attend the meeting themselves to give their feedback. Please see the above flow chart for clarification.

Boundary Description

The Near West Side Conservation District roughly covers the area bounded on the north by the Indiana Railroad right-of-way and Rev. Ernest D. Butler Park; on the east by Rogers Street; on the south by Kirkwood Avenue; and on the west by Adams Street. The district boundaries were drawn to include the houses deemed of greatest architectural and historic significance. See the attached map for the exact boundaries. This area is currently zoned residential core.

LIST OF MAPS

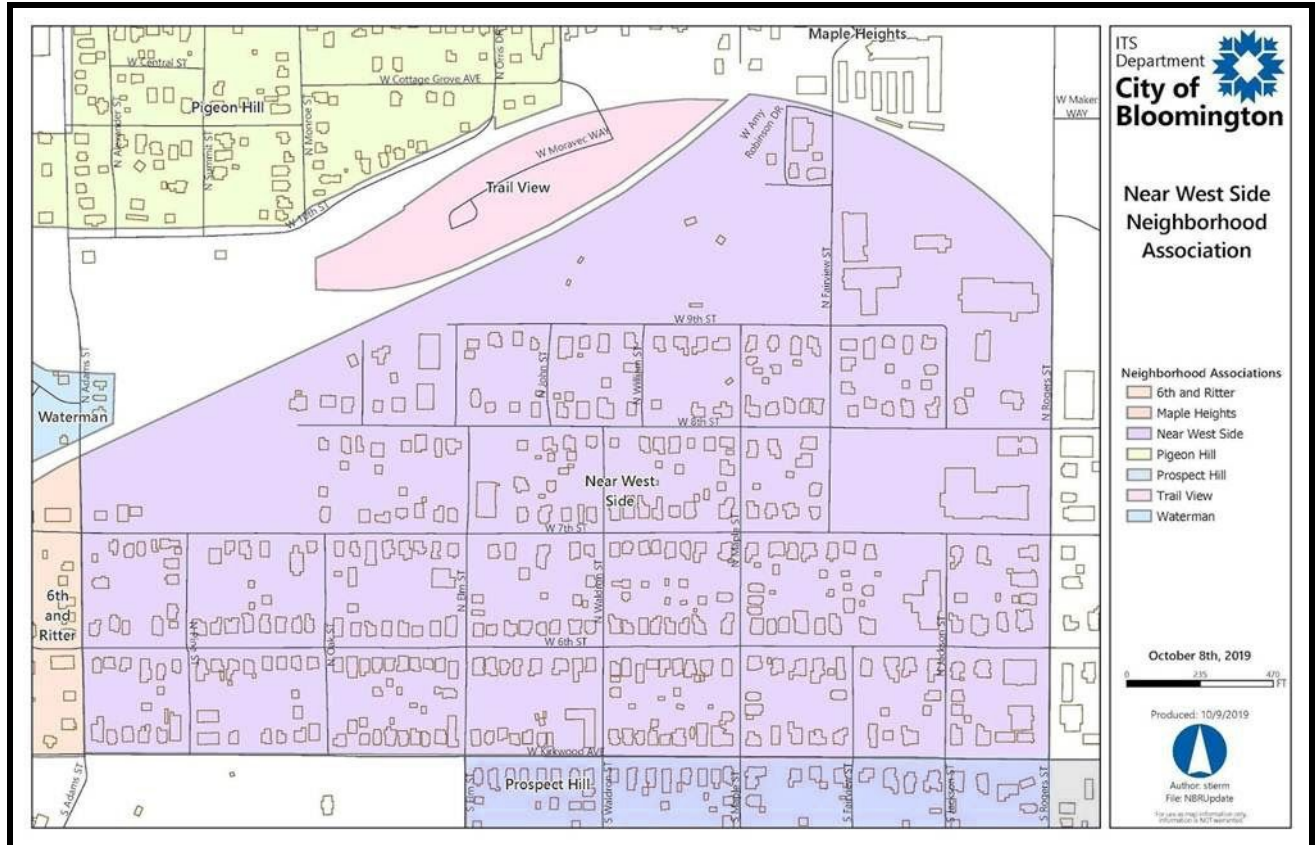
Figure 1: Near West Side Neighborhood Boundaries

Figure 2: West Side National Register District Map

Figure 3: Near West Side Conservation District Boundaries

Figure 4: Near West Side Zoning Map

Near West Side Neighborhood Boundaries



Near West Side Conservation District Map



Map Key

Outstanding



Notable



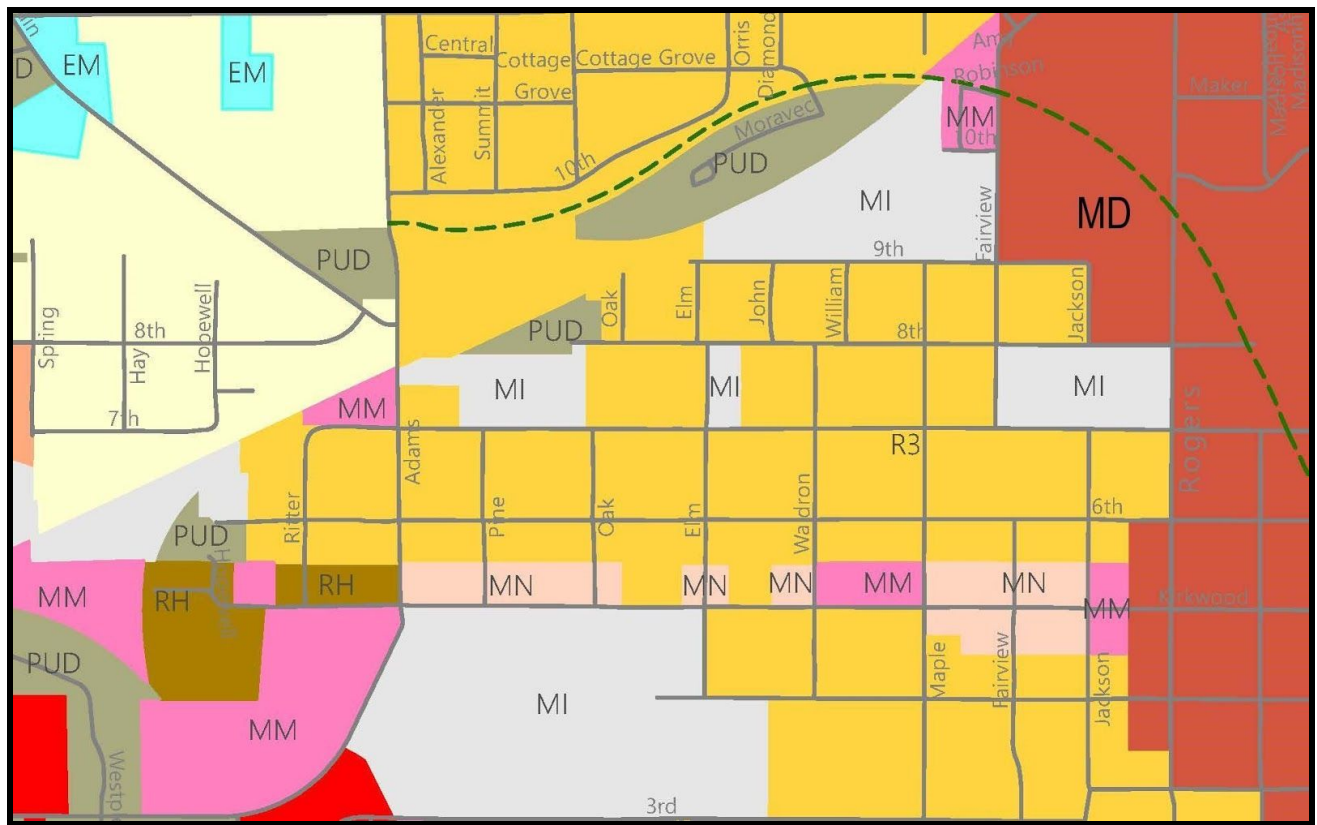
Contributing



Non-Contributing



Near West Side Zoning Map (2020)



Map Key

R3: Residential Small Lot

RH: Residential High Density

MN: Mixed-Use Neighborhood

Scale MM: Mixed-Use medium Scale

MD: Mixed-Use Downtown

HISTORY AND SIGNIFICANCE

The properties that comprise the Near West Side Conservation District represent the majority of the properties in the West Side National Register District—which has been on the National Register of Historic Places since 1997. While the West Side National Register District properties are both commercial, industrial and residential in nature, the Near West Side Conservation District properties are primarily residential.

The neighborhood and its buildings hold historic and architectural significance summarized as follows:

Historic Significance

The Near West Side neighborhood played a significant role in both the economic development and the social history of the city of Bloomington. Its particular period of significance is 1890 to 1930.

The development of the neighborhood is part of the economic history of the community because it developed adjacent to and concurrent with the industrial and commercial resources in the area, sparked by the mid-nineteenth century arrival of the railroad and reaching its height with the national success of the Showers Brothers furniture company by the 1920s.

The growth of industry on the west side is directly linked to the growth of the Near West Side neighborhood from a quiet rural area (1850–1890) to a densely settled, bustling working class neighborhood (1890–1920). Bloomington’s economy was thriving at the turn of the century, and the Near West Side, because it was adjacent to the railroad, went through a period of rapid growth. Some of the industrial and commercial development included: Dolan Tierman Stave Factory, Field Glove, Bloomington Basket Company, Nurre Mirror Company, Central Oolitic Stone Saw Mill, and Hoadley Stone Company. While outside the boundaries of the Near West Side Conservation District, a number of buildings from businesses of this period are still standing, including the Johnson’s Creamery (400 W. 7th Street, 1913), Bloomington Wholesale Foods Warehouse (300 W. 7th Street, 1920), Bloomington Frosted Foods (211 S. Rogers Street, 1927), and several auto-related businesses reflecting the beginning of the automobile’s popularity in the 1920s. These establishments both served the community and attracted more workers to the neighborhood, thereby expanding this diverse working class neighborhood and helping the city to grow.

Although many businesses were located in the area, the Showers Brothers Company would become the biggest driver of Bloomington’s development on its west side. In 1884, following a fire at its earlier site on the city’s east side, Showers relocated to Morton Street beside the railroad. The

history of the Showers Company is an important part of the heritage of Bloomington, a fact reflected in the location of our City Hall offices in restored Showers factory buildings. With the factory's relocation on Morton Street, Showers employees formerly living near the earlier east side site began a gradual migration across town, where they became the homebuilders and residents of the new Near West Side neighborhood.

The development of the Near West Side is part of the social history of the community because it was a racially diverse, working class neighborhood ever since it was platted in the late nineteenth century. The Showers company corporate culture was unusual for its time and employed women and African Americans as well as white men when other industries did not. The company afforded its employees good jobs with excellent benefits including worker's compensation, cultural events, and—most significantly for the development of housing on the Near West Side—home financing. Showers even established a bank “solely for the benefit of its employees.” This is reflected in the greatest period of the neighborhood's growth, from 1890 to 1925, which shows direct relationship between the relocation of the Showers Factory in 1884 and the consequent migration of Blacks to the west side from other areas of ethnic settlement in Bloomington. Additionally, the establishment of other religious and civic buildings in the neighborhood such as the Banneker School and Bethel A.M.E. Church, utilized primarily by the Black community, are indicative of this migration and serve as important markers for understanding Black history in Bloomington.

Architectural Significance

The Near West Side presents a range of once common architectural styles that are now in serious danger of being lost through demolition or neglect. As Bloomington's largest collection of historic vernacular house types, the Near West Side includes multiple recognizable examples of shotgun, double pen, saddlebag, central passage, hall and parlor, and other traditional house forms that are becoming increasingly rare in Bloomington. The fact that this architecturally significant group of structures could easily succumb to development pressure in the future and be lost to history motivated neighborhood property owners to secure local historic designation as a distinct district in the city.

The platted subdivisions of the neighborhood are characterized by relatively narrow city streets, densely sited houses, and a network of alleys running both east and west, and north and south. Limestone retaining walls, brick sidewalks, and the mature trees that line the streets add much to the Near West Side's sense of place. The main thoroughfare, Kirkwood, retains its residential character with an increasing number of businesses in converted houses. The smaller homes that constitute the majority of housing stock in the Near West Side neighborhood represent historic forms and styles that provide a visual link back to the early twentieth century.

Most of the houses in the Near West Side were built in the years shortly before and after the turn of the twentieth century as working class housing. Before the advent of the railroad, the west side

was sparsely settled, with gentleman farms and their associated grand houses, mostly of the I-house architectural type. Examples include the Cochran–Helton–Lindley House (504 N. Rogers Street, 1850), the Elias Abel House (317 N. Fairview, c. 1850)—both of which are locally designated historic properties—and the Hendrix House (726 W. 6th Street, c. 1875). Closer to the turn of the century, as the downtown area developed, several prosperous merchants built large Victorian homes in the Near West Side area, many with Queen Anne detailing. Examples include the Griffin House (621 W. 7th Street, c. 1890, and the Flanigan House (714 W. 7th Street, c. 1895), both located in the Fairview Historic District, which the Near West Side Conservation District surrounds.

With the coming of the railroad and the subsequent industrialization of the area, the west side's open spaces were subdivided and platted into small lots to house the new working class residents drawn to the neighborhood by the many suddenly available employment opportunities. Small single-story wood-frame houses soon became the majority in the neighborhood, and continue to characterize the neighborhood as it exists today. Built by and for the common working people of Bloomington, most of these houses are modest. These residences were built by local carpenters, and many homeowners assisted in the construction of their own homes.

The most distinctive architectural style of these workers' homes is the gabled ell, although pyramidal roof, foursquare, bungalow, and Victorian house forms are also common. Many of these homes have had few modifications over the years so original details abound such as decorative rafter tails and attic vents, limestone foundations and retaining walls, and late nineteenth century windows, doors, and porches. The neighborhood has remained relatively intact for the past century and still conveys the distinct architectural character from their period of construction.

TRADITIONAL HOUSE FORMS

The area included in the Near West Side Conservation District displays housing forms and styles that were commonly constructed from the 1890s through the 1930s. These forms are not unique to the Near West Side but are illustrative of early working-class residential neighborhoods in Bloomington generally. It is the architectural fabric created by these many small houses which make this neighborhood distinctive and which we seek to protect through the guidelines.

The dominant styles of houses in the neighborhood are gabled ell cottages and pyramidal roof houses. However, there are also important, increasingly rare examples of older vernacular houses— notably, double pens, shotgun houses, hall and parlor houses, and I-houses—and numerous examples of bungalows and foursquares, both popular forms of their era. Many of these late nineteenth and early twentieth century structures are intact and maintain their historic integrity.

Sample Styles of Houses Found in the District

- Double Pen – among the earliest styles found in Monroe County
- Shotgun House – common between the mid 1800s and 1930
- Hall and Parlor – common between 1890 and 1920
- I-House – common in the mid to late 19th century
- Gabled Ell – common between 1890 and 1920
- Pyramidal Roof Cottage – common between 1900 and 1930
- T-plan Cottage – common between 1890 and 1910
- Bungalow – common between 1905 and 1939
- Foursquare – common between 1905 and 1930

Double Pen

Double pens are an early vernacular form that first appeared in rural areas. The house is side gabled and symmetrical from the front elevation. The front porch covers paired front doors that open to equal-sized rooms.

Shotgun House

A vernacular form, the shotgun house is visibly narrower than any other form. It is a single room wide and two to three rooms deep. The gables always face the street, and the small shed-roof porch stretches across the narrow front facade. As a result of their characteristically small width, shotgun houses have minimal mass.

These distinctive habitations originated in the Caribbean and diffused throughout the American South from their entry point, New Orleans. Their presence in Bloomington is evidence of Southern migration here in the late nineteenth and early twentieth centuries, particularly by African Americans.

Hall and Parlor

The hall and parlor is an older vernacular house-type that persisted into the early twentieth century. Rectangular in shape, it consists of two rooms, one large and the other small, placed side by side. A single front door opens into the large room—the hall—which serves as a multipurpose living space. The smaller parlor is more private, usually used for sleeping. The two-room form may be supplemented by front or rear porches or even small additions behind the basic floor plan.

I-House

Grand in style, I-houses generally feature gables to the sides and are at least two rooms in width, one room deep, and two full stories in height. They also often have a rear wing or ell for a kitchen or additional space. The facade of an I-house tends to be symmetrical, and they were constructed in a variety of materials, including logs, wood frame, brick, or stone.

Pre-dating the Near West Side's worker housing, I-houses reflect the area's original settlement pattern of rural estates owned by gentlemen farmers. The Cochran-Helton-Lindley House, built by James Cochran in 1850, is a fine example of the I-houses in the Near West Side.

Gabled Ell

The gabled ell form has a cross-gabled plan with a front porch stretched across the intersecting gables. The house is usually placed with the long side of the house parallel to the street. The entrance is double-sided with doors on each of the wings facing one another. The houses convey a horizontal plane much like a ranch, but shorter.

Pyramidal Roof Cottage

A variant of the gabled ell, the pyramidal roof cottage is common throughout the Near West Side. Although the plan of the house is similar to the gabled ell, the entire structure is covered by a hipped or pyramidal roof, so the massing and height are different. A pyramidal roof house is generally taller and appears more massive than the gabled ell, even when the lot coverage is similar. This form retains the facing front doors and the front porch, although sometimes the porch is recessed or cut-in beneath the principal roof.

T-plan Cottage

Another variant of the gabled ell, the T-plan cottage is essentially a gabled ell with a second side wing. The projecting front gable section of the house is centered between the two recessed, side gabled wings, each with its own porch and pair of doors.

Bungalow

The bungalow form is also a single story but can have living space on the second floor with dormer windows providing light. The front porches are large and comfortable and stretch entirely across the front facade. They can be covered by a gable or a hipped roof. The roof shapes are simple and the houses are small and compact in scale compared with pyramidal roof cottages.

Foursquare

The foursquare house is typically two and one-half stories high, with four rooms on each of the main floors and a small attic above. It has a pyramidal roof that may be punctuated by dormer windows, and a large, covered front porch.

Notes on Photographs of Traditional House Forms:

Architectural Styles are from the IHSSI Interim Report, completed 2001/published 2004, and from the SHAARD Database, compiled 2014. Clarity, simplicity, and familiarity have guided the selection of style terms used here.

Estimated construction dates are from the IHSSI Interim Report and the SHAARD Database; in some cases, these were supplemented by research in historical records and oral histories. Generally, the sources agreed; when they varied, however, best judgment was used to arrive at the dates given here.

Unless otherwise noted, all photographs were taken by Karen Duffy in September 2019.

Examples of Traditional House Forms in the Near West Side



Double Pen: 513 W. 7th Street, c. 1900



Shotgun House: 904 W. 7th Street, c. 1925



Hall and Parlor: 418 N. Maple Street, c. 1915



I-House: Old Boarding House (now Recovery Engagement Center; with side and rear additions clearly visible), 221 N. Rogers Street, c. 1850



Gabled Ell: 1125 W. 7th Street, c. 1900



Pyramidal Roof Cottage: 1101 W. 8th Street, c. 1905



T-plan Cottage: 722 W. 8th Street, c. 1905



Bungalow: 722 W. 6th Street, c. 1925



Foursquare: 210 N. Elm Street, c. 1920

GUIDELINES FOR NEW CONSTRUCTION

PRINCIPAL STRUCTURE GUIDELINES

Definition: Principal structure means the primary or predominant structure on any lot or parcel. For residential parcels or lots, the principal structure is the primary dwelling.

The following guidelines relate to the construction of any new principal building. They are enforceable by the Bloomington Historic Preservation Commission (BHPC) and are subject to its “Review and Approval” by application for a certificate of appropriateness.

SUBJECT TO REVIEW AND APPROVAL:

- All construction of principal buildings is subject to review and approval by the BHPC.

New construction should be appropriately scaled to be compatible with the historic fabric of the district. New construction may incorporate traditional materials and features found on historic homes, but it should clearly be of its own time.

New construction should be easily identified as being from its own period of construction, but it should not be so different from the other buildings in the district that it detracts from them or visually competes with them. **Compatibility is more important than differentiation.**

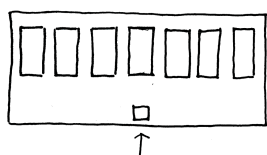
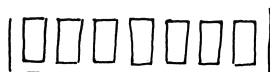
CONTEXT

Standards and guidelines serve as aids in designing new construction that reacts sensitively to the existing context. Therefore, the most important first step in designing new construction in any conservation district is to determine just what the context is.

Every site will possess a unique context. Context includes “Outstanding”, “Notable”, or “Contributing” buildings in the nearby area (often the surrounding block), the unique sub-area within the district, and the district as a whole.

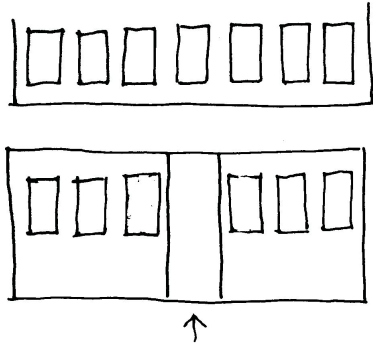
Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** This is usually a site upon which there already exists a historic structure. New construction usually involves the construction of an accessory building such as a garage.



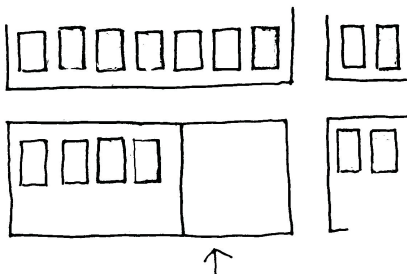
Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. **ISOLATED LOT.** This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.



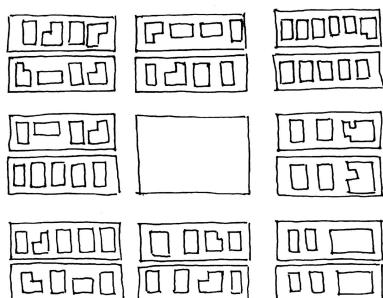
Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.



Context. Its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. **REDEVELOPMENT SITE.** This site may consist of four or more contiguous vacant lots. Often there is much vacant land surrounding the site.



Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

SIDING MATERIALS

Definition: The protective material attached to the exterior side of a building wall.

SIDING RECOMMENDED

1. Clapboard, fiber cement board, wood, decorative wood shingles, or brick when there is another brick structure on the block.
2. When cement fiber siding such as Hardie board is used to simulate wood clapboard siding, it should reflect the directional and dimensional characteristics found historically in the neighborhood. No products imitating the “grain” of wood should be used.

NOT RECOMMENDED

1. Asphalt shingles for walls.
2. Vinyl siding.
3. Siding products that imitate the “grain” of wood.
4. Vertically-oriented siding.
5. Metal siding



Recommended: Cement board lap siding



Not Recommended: Vertically-oriented siding.

FOUNDATION

Definition: Part of a structural system that supports and anchors the superstructure of a building and transmits its loads directly to the earth. The foundation forms the base of a building.

Foundations in the Conservation District consist primarily of limestone, although historic rock faced blocks are also found on some homes within the district. Most limestone foundations are hand cut, rather than sawn, and often consist of large blocks of stone, roughly hand cut to size; several have articulations, or are “dressed” by use of pecking or cobbling.

RECOMMENDED

1. Limestone
2. Split faced concrete block to mimic rusticated limestone
3. Ground face block (grey/tan)
4. Rock face block

NOT RECOMMENDED

1. Non-textured concrete block

ROOF MATERIAL

Definition: The material which makes up the outermost layer on the roof of a building.

For the primary structure, historically appropriate roof materials include asphalt composition shingle or metal roofing, such as standing seam metal. Some synthetic materials can be substituted for asphalt shingles. Other historical roof materials, such as clay tiles, may have long traditions of use but are uncharacteristic for the Near West Side. Roof colors are characteristically grey, brown, or tan. Exceptions may be allowed for secondary structures or for small portions of the main structure not prominently visible.

RECOMMENDED

1. Asphalt shingle
2. Standing seam metal
3. Each roof material should be one color.

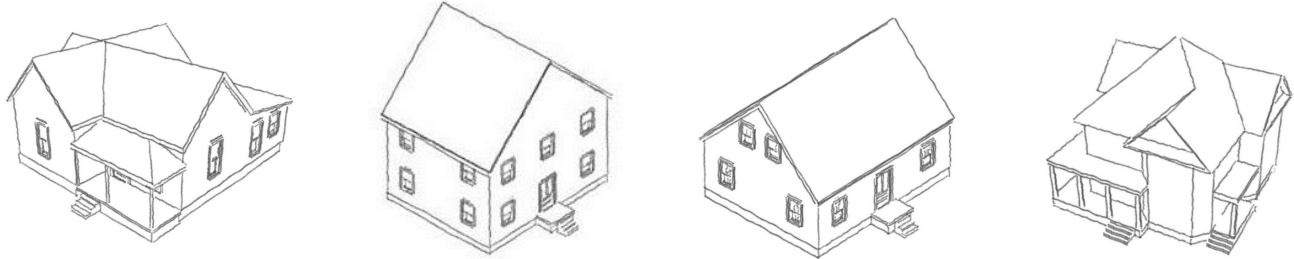
NOT RECOMMENDED

1. Concrete shingle
2. Corrugated metal

3. Southwestern clay tile

ROOF SHAPES

The following illustrations identify roof forms that are historically



found in the neighborhood. The following are recommended for new construction:

Cross Gable

Front Gable

Side Gable

Complex

RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED

1. Roof shapes that create uncharacteristic shapes, slopes, and patterns.
2. Flat, shed, butterfly, gambrel, or mansard style roofs.

SETBACK

Definition: The distance a building is set back from a street, alley, or property line.

Front build to: 15 feet or the median front setback of abutting residential structures, whichever is less.

Side: 1st floor 6 feet. Each story above the ground floor 10 feet.

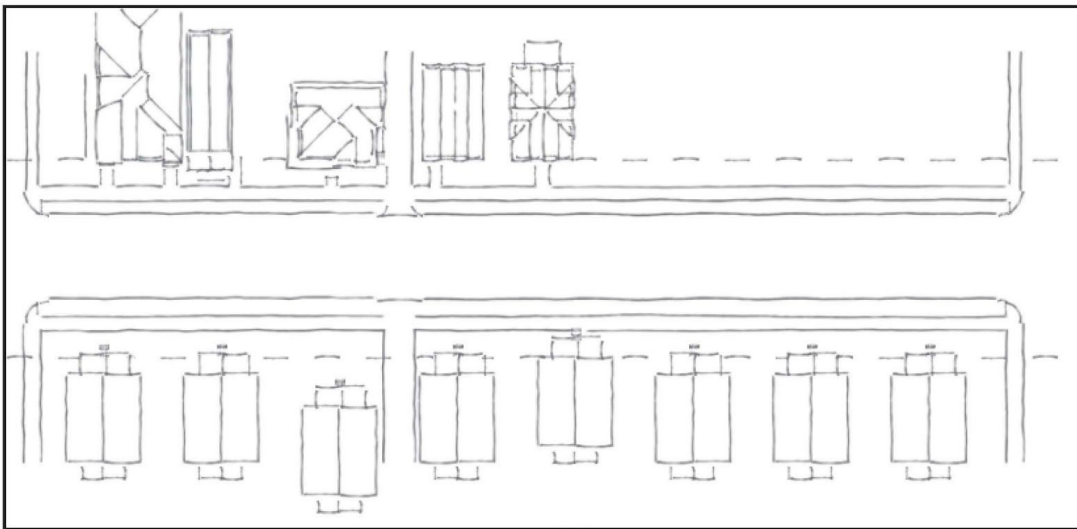
Rear: 25 feet.

***Note:** Legally established lots of record that are less than 50ft may reduce the required

setback up to 2 feet per side.

RECOMMENDED

1. A new building's setback should conform to the setback pattern established by the existing block context. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. On corner sites, the setbacks from both streets must conform to the context.
3. Structures that are much closer to or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.



✗
Building setback
is too far

✗
Not enough setback
from the street



Not Recommended: Home is situated towards the rear of the lot with a substantial

front setback.

ORIENTATION

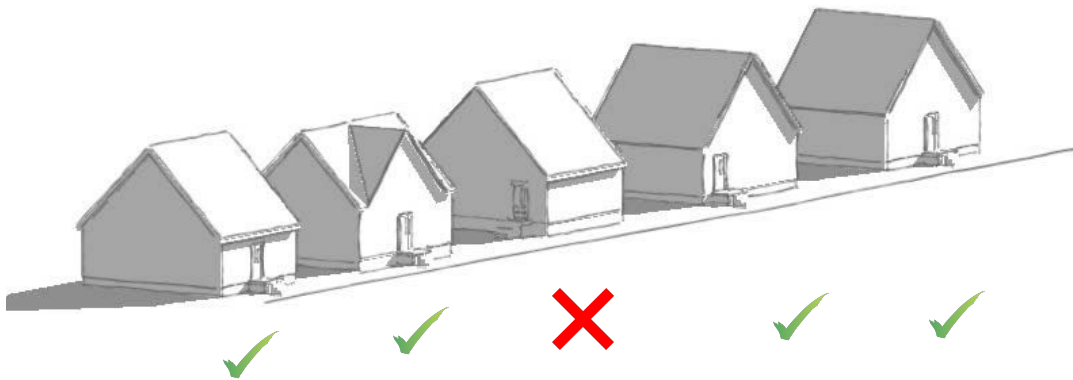
Definition: The direction that the front of a building faces.

RECOMMENDED

1. New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. (See Introduction for information about the traditional forms in the neighborhood.)

NOT RECOMMENDED

1. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
2. Buildings or building groupings that turn away from the street and give the appearance that the street facade is not the front facade.



BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

1. The front entry should face the street of its designated legal address. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.
2. Many of the early 20th century houses in the Near West Side have side facing doors that open onto the porches.
3. Accessibility for all new buildings is encouraged (see “Accessibility” guidelines for New Construction).

NOT RECOMMENDED

1. Entrances that are hidden, obscured, ambiguous, or missing from the street facing side.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance to a commercial/public building that is not accessible for persons with disabilities.



Recommended: Two front doors that open onto the porch



Not Recommended: Entry door missing from street facing side.

Fences/Retaining Walls

Definition: A fence is a structure that encloses an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a solid foundation along its whole length.

Front yard fences are not characteristic of the district because of the small front setbacks. Backyard and side yard fences are common and are usually made from wood in a vertically oriented design.

Original retaining walls, usually made from limestone, are found throughout the Near West Side and are a distinctive landscape feature that contributes to the district's historic character.

Recommended

Maintaining original limestone retaining walls

New retaining walls are limestone

Wood or wire fencing is appropriate

Front yard fencing 4' or lower in height

Picket fences

Vertical board privacy fence behind the front building wall

Not Recommended:

Chain link fences in front of the front building wall

Plastic or vinyl fencing

Decorative wrought iron

PORCH

Definition: A raised, usually unenclosed and roofed platform attached to one or more sides of a building and used primarily as a sitting area, outdoor living space, or covered access to a doorway.

Many houses in the Near West Side Conservation District have a prominent front porch. Some porches wrap around one side of the house.

RECOMMENDED

1. Inclusion of a front porch is recommended.
2. Porch height should not exceed a single story.
3. Solid masonry foundation
4. Lattice or visual barrier below porch.
5. Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance.
6. Columns and posts should be an appropriate type for the style of house. For example, turned or square posts. Note that square posts (which historically were handmade) may be especially suitable for the plain-style houses that abound in the neighborhood.
7. Enclosed porches are preferable in the rear of home. If enclosing the front porch, use of screens rather than walls is encouraged.



Examples of wood turned and square posts, both of which are recommended in the district.

NOT RECOMMENDED

1. Porch elements that use more than one architectural style.
2. Porch elements that differ from the architectural style of the principal structure.
3. Ornamental metal porch columns and railings.
4. Enclosed front porches.



Not Recommended: Porch is enclosed and limestone is used for siding on a wood frame structure originally clad with wood clapboards.



Not recommended: Using ornamental metal porch columns.

SPACING

Definition: Spacing refers to the side yard distances between buildings

RECOMMENDED

1. New construction that reflects and reinforces the spacing found in its block. It should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

BUILDING HEIGHT

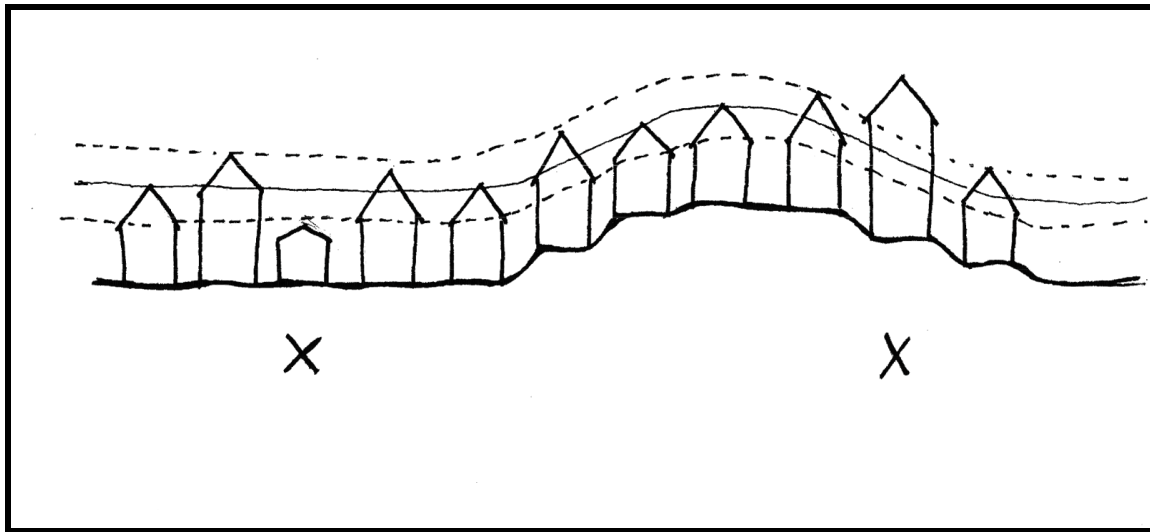
Definition: The actual height of buildings and their various components as measured from the ground at the foundation and from the grade of the sidewalk that the building faces.

NOTE: In areas governed by this plan, building height should be determined using these guidelines rather than those noted in the zoning ordinance.

1. A zoning variance may be required to accommodate an appropriate height.
2. Consideration should be given to historic structures that previously occupied the site.
3. Varied building heights may be appropriate depending upon the context of a particular area or zone.
 - a. 30 feet and two story height maximum.
 - b. New construction at the end of a block should take into account building heights on adjacent blocks.
 - c. Cornice heights, porch heights, and foundation heights in the same block face and opposing block face should be considered when designing new construction.
 - d. New construction at the end of a block should also take into account building heights on adjacent blocks.
 - e. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
 - f. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
 - g. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED

1. Any building height that appears either diminutive or overscale in relation to its context.



BUILDING HEIGHT/ SIDE SETBACK

Definition: The relationship between the height of the house and the distance between houses.

RECOMMENDED

1. A new house of the same height as existing houses may be as close to them as they are to each other.
2. A new house that is taller than the house next to it must be set back further from the side property line than existing houses.

MASS

Definition: The three-dimensional outline of a building, including the perception of the general shape and form as well as size of a building. See the architectural description of traditional forms provided in the introduction for guidance. The overall massing of a building relates to the organization and relative size of the building sections or pieces of a building.

RECOMMENDED

1. The perceived total mass and site coverage of a new building should be consistent with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

FOUNDATION/ FIRST FLOOR ELEVATION

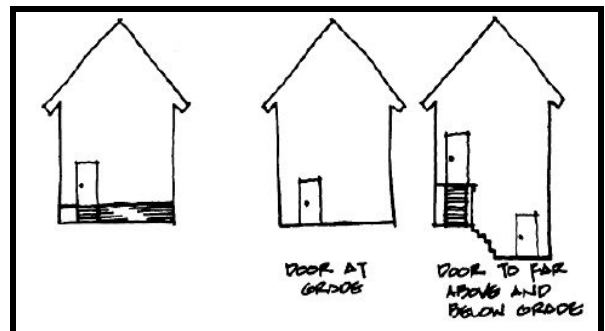
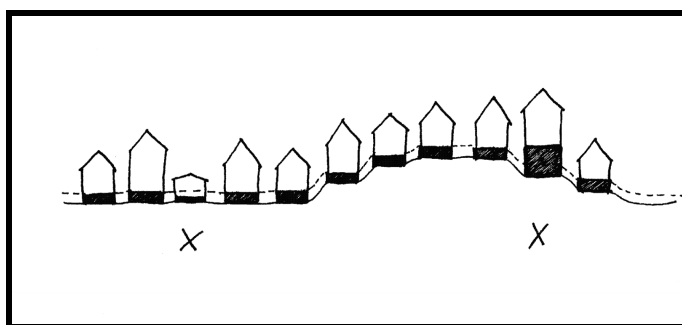
Definition: The supporting base upon which a building sits and the finished elevation of the living space.

RECOMMENDED

1. New construction first-floor elevation and foundation height should be consistent with contiguous buildings.

NOT RECOMMENDED

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.

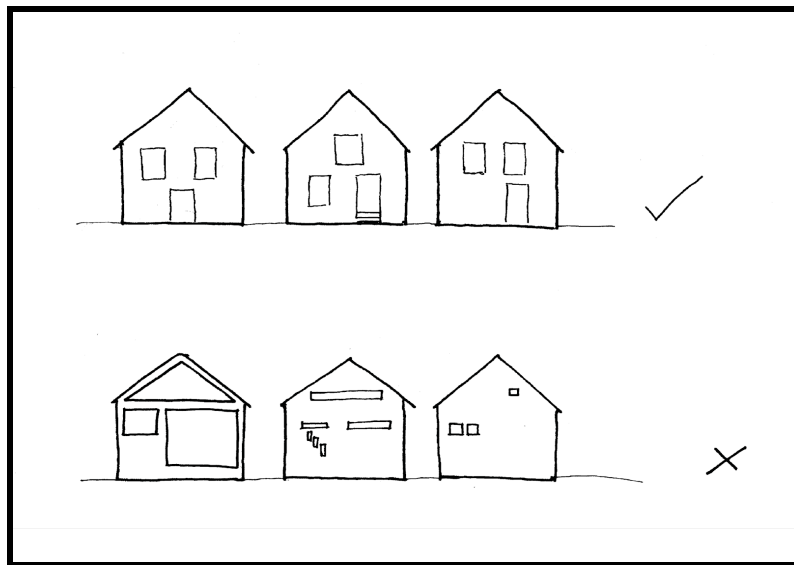


FENESTRATION

Definition: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative ornamentation with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions and distribution of glass to solid found on surrounding contributing buildings should be reflected in new construction.
4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.



NOT RECOMMENDED

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window pane configurations that conflict with those on surrounding buildings.

ACCESSIBILITY

The City of Bloomington recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons.

When designing new structures, the guidelines below should be considered.

RECOMMENDED

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:
 - be integrated into the architectural design and expression of the building,
 - reflect the same attention to detail and finish as the rest of the building, and
 - be constructed of the same quality of materials as the rest of the building.
2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are of poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily usable, or add excessive travel time to use.

SUSTAINABILITY

Good preservation practice is often synonymous with sustainability. There are numerous treatments—traditional as well as new technological innovations—that may be used to upgrade a historic building to help it operate even more efficiently.

When designing new structures, the guidelines below should be considered.

RECOMMENDED

- Locate solar panels on the house roof at the same pitch as the existing roof. Position close to the roof surface and as inconspicuously as possible. Alternatively, place solar panels in the backyard or on the garage roof. Creative use and placement of alternative energy sources is encouraged.
- If necessary, install at elevations not significantly above the roof surface. Install as inconspicuous as possible while still functional.

ACCESSORY STRUCTURE GUIDELINES

Definition: An accessory structure is any structure occupying the lot that is secondary to the principal building on the lot.

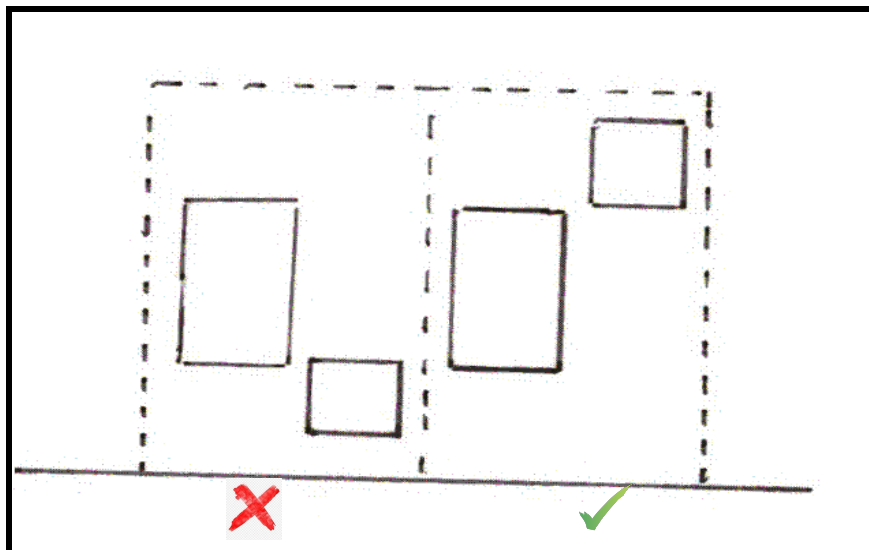
When designing a new accessory building such as a garage, accessory dwelling unit (ADU), or storage building, the context to which the designer must relate is usually defined by the principal structure on the site. For the most part, the guidelines pertaining to new construction of principal structures (see previous section) are applicable to accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to accessory buildings and are particularly important when undertaking such a project.

SUBJECT TO REVIEW AND APPROVAL:

- Construction of accessory buildings with an area **greater than 80 square feet** are subject to review and approval by the Bloomington Historic Preservation Commission (BHPC).
- Buildings less than 80 square feet and no taller than 10 feet do not need approval.

RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. The scale, height, size, and mass of an accessory structure should be subordinate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.



OTHER ISSUES

UTILITIES AND EQUIPMENT

Definition: Any utilities that might be above ground and visible (such as meters and electric lines) and any mechanical equipment associated with the building (such as air-conditioning equipment).

RECOMMENDED

- Mechanical equipment, such as permanent air conditioning equipment and meters, should be placed in locations that have the least impact on the character of the structure and site and the neighboring buildings.

PARKING

Definition: Locations for overnight storage of vehicles.

RECOMMENDED

1. Where possible, parking should be accessed by the existing alleys in the rear of the building.
2. Where alleys do not exist, then on-street parking is a legitimate alternative.

STYLE AND DESIGN

Definition: The creative and aesthetic expression of the designer.

RECOMMENDED

1. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.
2. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. These are described in the introduction.
3. A wide range of compatible styles is theoretically possible but styles that incorporate highly decorative and ornamental features are not recommended.

SPECIAL GUIDELINES FOR MAJOR ARTERIES (Rogers & Kirkwood)

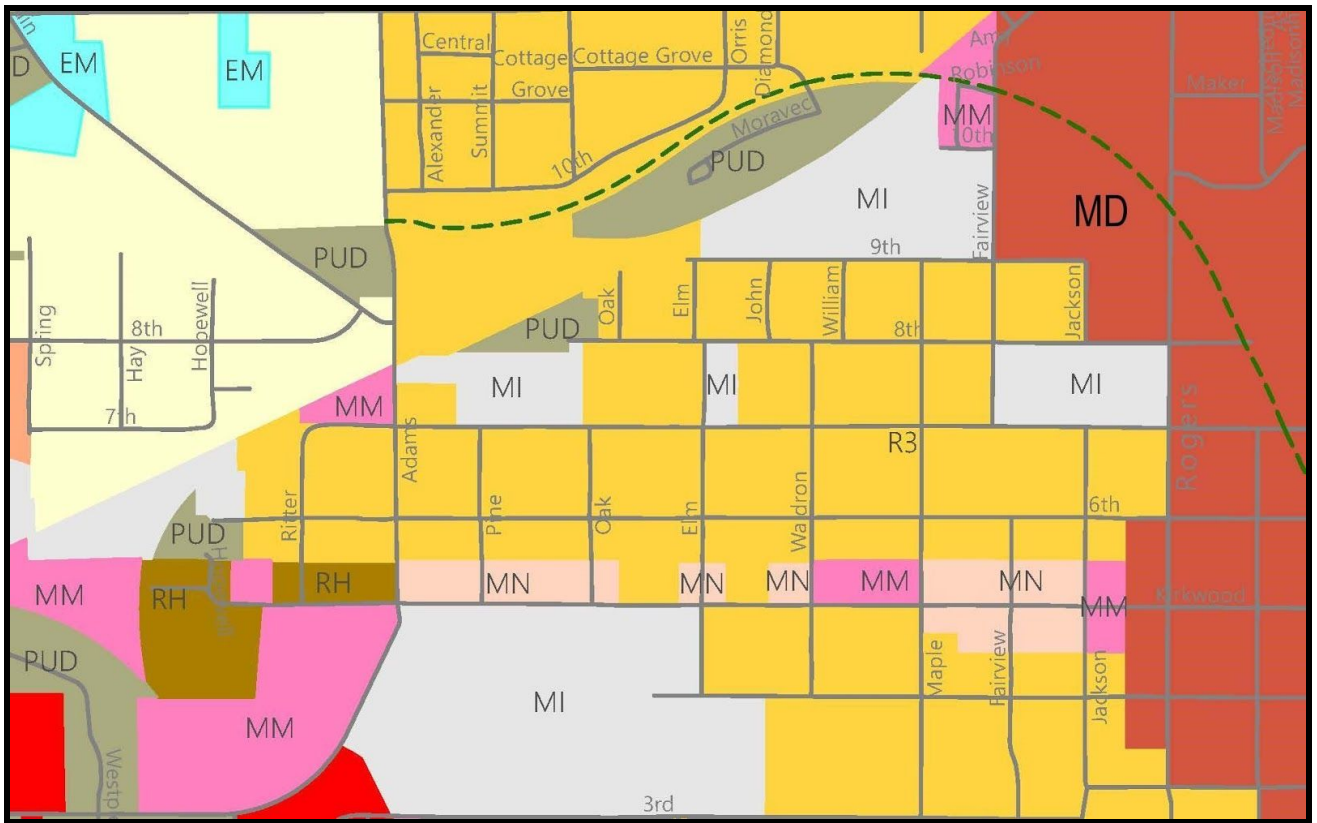
The Near West Side has major traffic arteries on its eastern and southern boundaries: Rogers Street and West Kirkwood Avenue, respectively. These streets impose conditions for owners, landlords, tenants, and business proprietors, different from those characteristic of the interior streets in the neighborhood. These conditions include:

- Higher-volume and faster-moving through traffic;
- Higher noise volumes, day and night; and
- The need to accommodate a different mix of allowable property uses, including various business uses, and the need to accommodate parking for those uses.

Most of the Near West Side Conservation District consists of small, single-family detached houses on small lots, on a dense grid of narrow streets dating from the period from 1900 to the 1930s. In the 1990s it was zoned for single-family housing. The neighborhood also includes some duplex and triplex houses dating from the period before zoning, as well as a few multi-family residential buildings on its perimeter.

The portion of Rogers Street that abuts the neighborhood is a mix of residential and mixed-use structures, including the Salvation Army property (West Kirkwood to West 6th St.) and the properties north of West 8th St., as well as the Fairview School. Some of the neighborhood's existing multiplex residential houses are on the block between 6th and 7th Streets.

The southern boundary of the Conservation District is West Kirkwood from Adams St. east to Rogers St. The street is zoned for mixed-use from Adams to a segment east of Pine St.; on both sides of the corner of Elm St.; on the west side of the corner at Waldron St.; and between Maple and Jackson Streets. West Kirkwood is zoned to allow "medium-scale" mixed uses between Waldron and Maple Streets and in the section between Jackson and Rogers Streets not occupied by the Salvation Army property.



For the purpose of these Guidelines, lots zoned for residential-only uses that are located on either Rogers or Kirkwood should follow the principles presented in the “New Construction” section of this document.

The goal of these Guidelines for these zones is to accommodate non-residential uses not supported in the interior of the Conservation District while maintaining a scale, pedestrian orientation, and architectural character consistent with the District’s preservation aims.

West Kirkwood features an eclectic mix of structures. The section from Adams Street to Pine Street is principally older, affordable rental housing, both single-family and multiplex, the latter mostly non-contributing structures. East of Pine, houses are mostly small, of various vernacular types, none predominating, and front setbacks are notably variable but narrower than on most of the neighborhood’s interior streets. Retail uses start at the corner of Oak Street heading east, including the former Morrison’s Appliance property. East of Maple Street, houses become larger and more ornate, and business uses frequently feature off-street parking behind the house.

The following guidelines are intended to outline exceptional considerations for properties in the MD-, MM, MN, or MI-zoned sections of the west side of Rogers Street and the north side of West Kirkwood Avenue, which are within the boundaries of the Near West Side Conservation District. The Committee drew on recommendations made by architects Marc Cornell and James Rosenbarger in their 2002 study, “The Plan for West Kirkwood,” prepared in collaboration with the City of Bloomington’s Planning Department.

That study proposed, as goals for development, to “[p]rotect and enhance the West Kirkwood Corridor” through:

- Promoting compatible, traditional-style development that supports mixed uses, small business opportunity, and neighborhood coherence
- Balancing the preservation of a pedestrian friendly environment with the need to move traffic through the neighborhood
- Implementing targeted public infrastructure improvements that preserve the traditional neighborhood character of the corridor

The Committee has adopted these goals as appropriate for both West Kirkwood and Rogers.

Further priorities include:

- Emphasize reuse and restoration of existing historic structures.
- Protect valuable on-street parking.
- Preserve the quiet, lane-like alleys. Ban new curb cuts.

DEVELOPMENT OPPORTUNITIES WITHIN THE CORRIDORS:

The goal is to encourage new commercial and residential development in the forms of the traditional neighborhood patterns.

Both residential and non-industrial business uses are allowed on West Kirkwood and Rogers.

NEW CONSTRUCTION on KIRKWOOD & ROGERS

CONTEXT

Given the diversity of zoning, uses, and architecture in the West Kirkwood and Rogers corridors, the context to be used in evaluating the appropriateness of new projects should be narrower than in the interior of the neighborhood. New construction should be considered in the context of the immediately neighboring properties on the adjacent blocks on both sides and across the street.

RECOMMENDED

1. Draw context from the immediate block including structures across the street.

MATERIALS

RECOMMENDED

1. Use exterior building materials in character with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Shiny metal, plastic, or laminate materials on exterior surfaces.
2. Logo or trademark exterior designs for franchise businesses, especially exteriors featuring primary colors or trademark lighted features (e.g., McDonalds arches).

SETBACK

RECOMMENDED

1. Narrower front setback than in the neighborhood's interior streets is allowed, in keeping with surrounding structures in the immediate context.

NOT RECOMMENDED

1. Setback out of context with adjacent structures.

SIGNAGE

RECOMMENDED

1. Wood or metal signage attached to building exteriors with exterior lighting.
2. Internally-lighted signage attached to building exteriors with exterior lighting but not covering more than 20% of the facade.

NOT RECOMMENDED

1. Freestanding signage occupying sidewalk space or within 10 feet of the sidewalk.

BUILDING ENTRY

All structures should have the main entry facing the street with the greatest traffic (West Kirkwood or Rogers).

BUILDING HEIGHTS

The maximum height of any new structure shall be 35 feet.

DIRECTIONAL ORIENTATION

The front facade of any new structure should be oriented parallel to the main street (West Kirkwood or Rogers).

FENESTRATION

Ground floor, street front fenestration associated with non-residential uses need not adhere to the fenestration guidelines on page 32.

ACCESSIBILITY

Any new residential construction should respect the Guidelines applicable to the interior of the District. Any nonresidential use along West Kirkwood or Rogers St. is likely to be regarded as a public accommodation and will be subject to the requirements mandated in the Americans With Disabilities Act (ADA).

As in the interior of the District, Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:

- be integrated into the architectural design and expression of the building,
- reflect the same attention to detail and finish as the rest of the building, and
- be constructed of the same quality of materials as the rest of the building.

SUSTAINABILITY

Sustainability guidelines are the same as in the interior of the District, regardless of whether the use is residential or business and regardless of the size of the structure.

UTILITIES AND EQUIPMENT

Electric meters, gas meters, solar panels, air conditioning condensers, and all other exterior utility equipment should be placed on the rear of the building or rooftop so that they are out of view from the public right of way.

PARKING

RECOMMENDED

1. Retain on-street parking where possible
2. Parking lots should be constructed in the rear of the lots and should be screened with fencing or landscaping.

NOT RECOMMENDED

1. Any new curb cut.
2. Demolition of buildings to create space for parking lots

GUIDELINES FOR MOVING BUILDINGS

The moving of a historic structure should only be done as a last resort to save a building. It may be considered when its move is necessary to accomplish development so critical to the neighborhood's revitalization that altering the historic context is justified. Moving a building strips it of a major source of its historic significance: its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

SUBJECT TO REVIEW AND APPROVAL:

- Moving any building within the Conservation District.
- Moving any building into or out of the Conservation District.

The following guidelines are enforceable by the BHPC and are less comprehensive and less restrictive than for a Historic District.

RECOMMENDED

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale, and era.
2. Small non-contributing storage buildings (under 200 square feet) in backyards may be moved without review. Contributing accessory buildings require review according to guidelines for compatible new construction.

GUIDELINES FOR DEMOLITION

A Certificate of Appropriateness must be issued by the Bloomington Historic Preservation Commission before a demolition permit is issued by other agencies of the city and work is begun on the demolition of any building in the Near West Side Conservation District. This section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition.

Definition: Demolition shall be defined as the complete or substantial removal of any historic structure which is located within a historic district. This specifically excludes partial demolition as defined by [Title 8 of the Bloomington Municipal Code “Historic Preservation and Protection.”](#)

SUBJECT TO REVIEW AND APPROVAL:

- Demolition of principal structures within the boundaries of the conservation district.
- Demolition of contributing accessory buildings.
- A significant alteration or removal of a portion of a structure which, according to staff, jeopardizes the structure's individual eligibility for listing in the National Register of Historic Places OR its status as a contributing structure in the local district. **Such removals may include, but are not limited to, items such as removing front porches, altering the window shape and size on facades that are seen from the street, removing historic trim from the front facade, and removing original retaining walls and other hardscape features.**

The following guidelines relate to the above actions and they are enforceable by the BHPC. These are the same guidelines as those for historic districts.

When considering a proposal for demolition, the BHPC shall consider the following criteria for demolition as guidelines for determining appropriate action. The BHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the BHPC, it does not contribute to the historic character of the district.
3. The structure or property cannot be put to any reasonable economically beneficial use without approval of demolition. A finding that the structure or property cannot be adapted to the specific use the applicant has applied for may or may not be acceptable as a rationale to approve demolition.

4. The structure is accidentally damaged by storm, fire, or flood. In this case, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.
5. Demolition is discouraged when new construction is not intended for the lot.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The BHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition. The process for this is described in Title 8.

In approving an application for demolition of a structure or property, the BHPC should evaluate separate site features that are of characteristic historical interest within the District, including historic retaining walls and limestone steps. The BHPC should recommend retention of these features notwithstanding an approval for demolition of the building.

PROCEDURES FOR REVISING THE CONSERVATION DISTRICT DESIGN GUIDELINES

It may become necessary to revise sections of the Near West Side Conservation District Design Guidelines within the context of the state enabling legislation. In this event:

1. The Near West Side Neighborhood Association (NWSNA) will draft a change.
2. The change will be advertised through the NWSNA's traditional information methods: email, our website, and our Facebook page.
3. After advertisement, the change will go to the Bloomington Historic Preservation Commission meeting for a public hearing and approval.

For more information and assistance call the Historic Preservation Program Manager in the City of Bloomington's Housing and Neighborhood Development office at **812-349-3507**.

A Certificate of Appropriateness application form is available to download at <https://bloomington.in.gov/neighborhoods/preservation/certificate-of-appropriateness>